



# City of Duluth

411 West First Street  
Duluth, Minnesota 55802

## Master

**File Number: 18-021-O**

**File ID:** 18-021-O

**Type:** Ordinance

**Status:** Passed

**Version:** 1

**Agenda  
Section:**

**Committee:** Planning and  
Economic  
Development

**File Created:** 05/02/2018

**Subject:**

**Final Action:** 05/29/2018

**Title:** AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY BETWEEN GRAND AVENUE, WADENA STREET, AND MIKE COLALILLO DRIVE FROM INDUSTRIAL-GENERAL (I-G), RESIDENTIAL-TRADITIONAL (R-1), AND RESIDENTIAL-PLANNED (R-P) TO MIXED USE-BUSINESS (MU-B) AND PARK AND OPEN SPACE (P-1).

**Internal Notes:** Ordinance by Steven Robertson

**Sponsors:**

**Enactment Date:** 05/29/2018

**Attachments:** Attachment 1, Attachment 2

**Enactment Number:** 10568

**Recommendation:**

**Hearing Date:**

**Drafter:** cstafford@duluthmn.gov

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	05/14/2018	read for the first time				
1	City Council	05/29/2018	adopted				

### Text of Legislative File 18-021-O

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF DULUTH TO RECLASSIFY PROPERTY BETWEEN GRAND AVENUE, WADENA STREET, AND MIKE COLALILLO DRIVE FROM INDUSTRIAL-GENERAL (I-G), RESIDENTIAL-TRADITIONAL (R-1), AND RESIDENTIAL-PLANNED (R-P) TO MIXED USE-BUSINESS (MU-B) AND PARK AND OPEN SPACE (P-1).

CITY PROPOSAL:

The city of Duluth does ordain:

Section 1. That the subject properties between Grand Avenue, Wadena Street, and Mike Colalillo Drive, as shown in Attachment 1 as Area A, and as more particularly described as follows:

010-3599-00040  
010-3599-00140  
010-3610-04820  
010-3610-06270  
010-3610-06280  
010-4530-00530  
010-4530-00760  
010-4530-00800  
010-4530-01080  
010-4530-01140  
010-4530-01240  
010-4530-01340  
010-4530-01440  
010-4530-01630  
010-4530-01680  
010-4530-01950  
010-4530-02140  
010-4530-02150  
010-4530-02190  
010-4530-02200  
010-4530-02210  
010-4530-02220  
010-4530-02310  
010-4530-02340  
010-4530-02470  
010-4530-02480  
010-4530-02490  
010-4530-02495  
010-4530-02500  
010-4530-02510  
010-4530-02520  
010-4530-02610  
010-4530-02620  
010-4530-02630  
010-4530-02640  
010-4530-02660  
010-4530-02665  
010-4530-02670  
010-4530-02675

be rezoned from Industrial-General (I-G), Residential-Traditional (R-1), and Residential-Planned (R-P), to Mixed Use-Business (MU-B).

Section 2. That the portion of the three parcels, as shown in Attachment 1, and as more particularly described as follows:

The western portions of the parcels 010-4530-02310 and 010-4500-02340, and

The southwestern corner of parcel 010-3599-00040

be rezoned from Industrial-General (I-G) to Mixed Use-Business (MU-B) .

Section 3. That the subject properties known as Mike Colalillo Medal of Honor Park, as shown in Attachment 1 as Area B, and as more particularly described as follows:

010-4530-02420

010-4530-02442

be rezoned from Industrial-General (I-G) to Park and Open Space (P-1).

Section 3. That the official zoning map of the City of Duluth as referenced in Chapter 50 of the Duluth City Code, 1959, is amended to read as shown in Attachment 1.

Section 4. That this ordinance shall take effect and be in force 30 days from and after its passage and publication.

STATEMENT OF PURPOSE: This ordinance provides a zoning change from Industrial-General (I-G), Residential-Traditional (R-1), and Residential-Planned (R-P), to Mixed Use-Business (MU-B) and Park and Open Space (P-1) for properties generally between Grand Avenue, Wadena Street, and Mike Colalillo Drive.

On May 8, 2018, the Duluth city planning commission held a public hearing on the proposal as shown in Attachment 2, and voted 6 yeas, 0 nays, 0 abstentions, to recommend that the city council approve the rezoning requested for the following reasons:

- 1) The MU-B and P-1 zone districts are most reasonably able to implement the objectives of the Comprehensive Plan related to the proposed land use for this area.
- 2) The rezoning is consistent with the Comprehensive-Plan Future Land Use Map.
- 3) Material adverse impacts on nearby properties are not anticipated.

Petitioner:

As the rezoning is from a residential district (R-1 and R-P) to a mixed use district and special purpose district (MU-B), a motion to approve must prevail with an affirmative vote of 2/3 of the city council (per 50-37.3.B.3).

City of Duluth

PL 18-047